

AN ORDINANCE 2005 - 01 - 12 - 74

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Parcel 60, NCB 17726 from "O-2" Office District to "C-1" Commercial District.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 3.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective January 22, 2006.

**PASSED AND APPROVED** this 12<sup>th</sup> day of January, 2006.

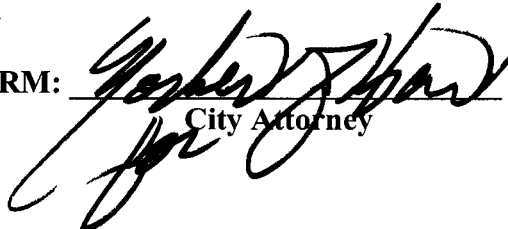
  
M A Y O R

PHIL HARDBERGER

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

**Z2005271****EXHIBIT A****PROPERTY DESCRIPTION****FIELD NOTES FOR  
1.58 ACRES ( 68,723 SQ. FT.)**

BEING 1.58 acres, 68,723 sq. Ft. tract of land known as parcel P-60, being the same tract described by instrument as recorded in Volume 8268, Page 1094 of the Real Property Records of Bexar County, Texas, NCB 17726, in the City of San Antonio, Bexar County, Texas, said 1.58 acres, 68,723 sq. Ft. being more particularly described by metes and bounds as follows:

BEGINNING a found  $\frac{1}{2}$ " iron rod being on the west line of O'Conner Road, an 86 foot right-of-way, said point being the northeast corner of Lot 53 of the Longs Creek Unit 10 Subdivision as recorded in Volume 9535, Pages 41-42 of the Deed and Plat Records of Bexar County, Texas and the southeast corner of the herein described tract;

THENCE South  $60^{\circ} 57' 35''$  West, departing said right-of-way, a distance of 200.85 feet to a found  $\frac{1}{2}$ " iron rod for a corner of Lot 54 of said Longs Creek Unit 10 Subdivision and the southwest corner of the herein described tract;

THENCE North  $29^{\circ} 02' 25''$  West, a distance of 350.00 feet along and with the east line of said Longs Creek Unit 10 Subdivision to a found  $\frac{1}{2}$ " iron rod on the south line of Corian Springs Drive, a variable width right-of-way, as recorded in Volume 9535, Pages 41-42 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of Lot 60 of said Subdivision and the northwest corner of the herein described tract;

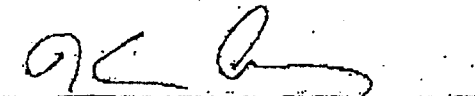
THENCE North  $64^{\circ} 40' 43''$  East, along and with said right-of-way, a distance of 200.42 feet to a set  $\frac{1}{2}$ " iron rod with "ACES" cap, being on the west right-of-way line of said O'Conner Road for the northeast corner of the herein described tract;

THENCE South  $29^{\circ} 02' 25''$  East, along and with said right-of-way, a distance of 283.05 feet to a found  $\frac{1}{2}$ " iron rod with "MBC" cap for an angle point of the herein described tract;

THENCE South  $29^{\circ} 56' 29''$  East, continuing along and with said right-of-way, a distance of 53.96 feet to the POINT OF BEGINNING and containing 1.58 acres, 68,723 sq. Ft. of land, more or less in the City of San Antonio, Bexar County, Texas.

Plat of survey provided.

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.



Kevin Conroy, R.P.L.S. 4198

March 24, 2004

Job File No. 1070-10

DOCUMENT: FM2004032401.KC.wpd



**Z2005271**

MAY-26-04 04:14P ACES

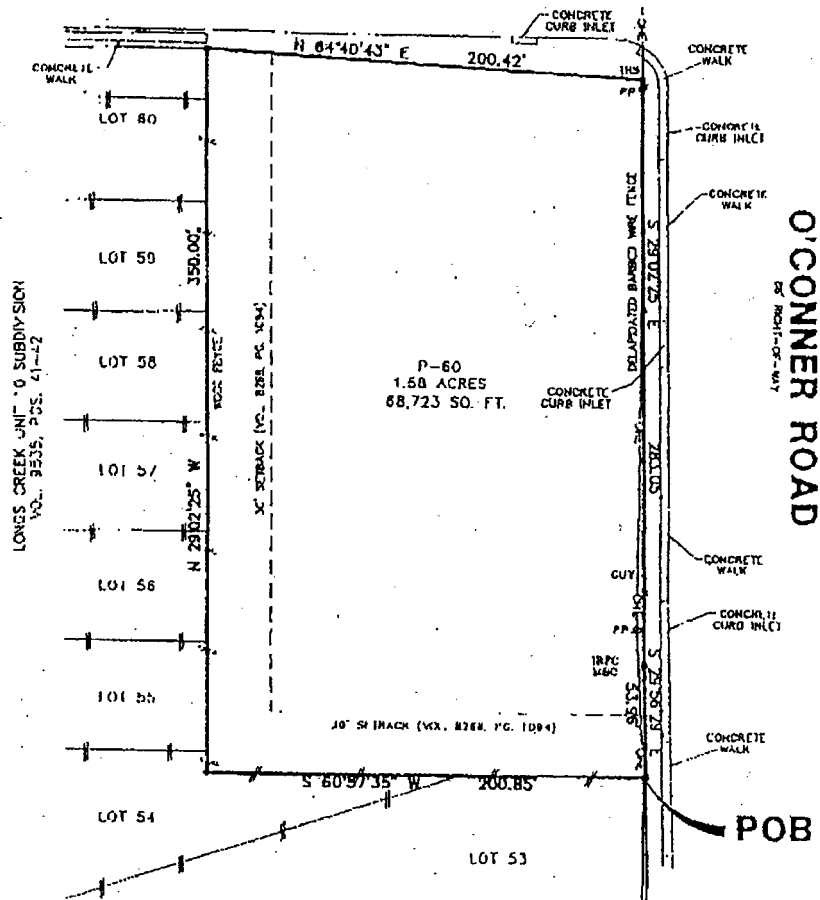
210 824 3065

P.02

To: Mr Leija  
Fax 210 408 6796  
From:  
Mike Dailey

NOTE: THIS LOT IS NOT LOCATED ON ANY EXISTING 100-YEAR FLOODPLAIN OR FLOODWAY AS SHOWN ON THE CURRENT EFFECTIVE FIRM MAP, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. PANEL NO. 4802900282.E DATE 7/18/04

**CORIAN SPRINGS DRIVE**  
VARIABLE WIDTH RIGHT-OF-WAY  
VOL. 9535, PGS. 41-42



SCALE 1" = 40'

1/2" IRON RODS SET WITH "ACES" CAP

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:

BASIS OF BEARING IS SUBDIVISION PLAT OF LONGS CREEK UNIT 10, VOL. 9535, PGS. 41-42

1/2" IRON RODS FOUND AT ALL LOT CORNERS UNLESS NOTED OTHERWISE

BEING: 1.58 ACRES, 68,723 SQ. FT. TRACT OF LAND KNOWN AS PARCEL P-60, NCB 17728, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

G.P. 01-50010/60

REFERENCE:

VOL. 8268, PG. 1094 - DEED - RESTRICTIONS  
VOL. 1817, PG. 575 - ELEC. ESM  
VOL. 2189, PG. 560 - ELEC. ESM  
VOL. 7203, PG. 84 - ELEC. ESM  
VOL. 10044, PG. 535 - RESTRICTIONS



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY TO ALAMO TITLE COMPANY, JOHNNY O'NEAL, INC., AND DEFTON DEVELOPMENT COMPANY, INC.

THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION AND THIS DRAWING CONFORMS TO THE MINIMUM STANDARDS OF SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS OF THIS DATE.

THIS 24TH DAY OF MARCH 2004 A.D.

KEVIN CONROY

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

140 HENNER RD. SUITE 437  
SAN ANTONIO, TX 78232  
(210) 528-0883

R.P.L.S. NO. 4198

JOB NO. 1070-10



# CASE NO: Z2005271

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 12, 2006

**Zoning Commission Meeting Date:** December 06, 2005

**Council District:** 10

**Ferguson Map:** 518 D4

**Applicant:**

Johnny O'Neal

**Owner:**

Johnny O'Neal, Inc.

**Zoning Request:** From "O-2" Office District to "C-1" Commercial District

Parcel 60, NCB 17726

**Property Location:** 16080 O'Connor Road

South corner of O'Connor Road and Corian Springs Drive

**Proposal:** Photo studios, offices and general storage and assembly of athletic trophies

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

**Approval**

The subject property is undeveloped and located on O'Connor Road a major thoroughfare. The subject property is adjacent to "R-6" Residential Single-Family District to the southwest and southeast (single-family dwellings) with "C-2" Commercial District across Corian Springs Drive to the northwest (Shell Food Mart). "C-1" Commercial uses are considered appropriate buffers between residential uses and "C-2" Commercial and "C-3" General Commercial Districts and uses.

The subject property was zoned "O-1" Office District in 1997 and later converted to "O-2" Office District in February of 2002 upon adoption of the current UDC.

The following restrictions shall apply to the scale of buildings in "C-1".

Maximum individual building size 5,000 square feet.

Maximum aggregate building size 15,000 square feet.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Pedro Vega 207-7980

**VOTE**

**FOR** 7

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**Z2005271**

**ZONING CASE NO. Z2005271** – December 6, 2005

Applicant: Johnny O'Neal

Zoning Request: "O-2" Office District to "C-2 NA" Commercial Nonalcoholic Sales District.

Jesus Reyna, 13300 Old Blanco Rd., representing the applicant, stated that his client would like to move his business from Corpus Christi to San Antonio. He further stated that the applicant proposes to build three buildings on the property, a photo studio, offices and general storage and assembly of athletic trophies. He noted that they propose to develop around the trees on the property because they intend to utilize the trees on the property in their photography.

Shawn O'Neal, 139909 Blanco Road, stated that they propose to operate a school photography company on the property. He further stated that most of their business is from schools and the work is done at the schools. He stated that he did attempt to notify all neighborhood associations in the area. He stated that they agreed with staff recommendation for "C-1".

John O'Neal, 139909 Blanco Road, stated that they want to move their business to San Antonio and they want to build a park-like area for their photography business. He further stated that they would be agreeable to "C-1" because they generate very little traffic in their operation.

**OPPOSE**

Matt Rivera, 16062 Walnut Creek, stated that he was opposed to the "O-2" zoning change, but he would like to change his opposition and would like to support the amended request for "C-1". He further stated that the proposed use would be a welcome addition to the neighborhood.

Staff stated there were 34 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Robbins and seconded by Commissioner Farias to recommend approval of the amended request to "C-1".

**Z2005271**

1. Property is located on Parcel 60, NCB 17726 at 16080 O'Connor Road.
2. There were 34 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends denial of "C-2NA" Commercial Nonalcoholic Sales District and approval of "C-1" Commercial District.

**AYES: Martinez, Robbins, Rodriguez, Farias, Marshall, Sherrill, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

**To be provided at Council hearing.**